

strong in Chinamen. The tenement at 18 Pell street is the only property in the settlement owned by Chinese. All other property controlled by them is on leases in which half a dozen or more are interested.

Following Bleeker street the Italians invaded Greenwich Village half a dozen years ago. Leroy, Bedford, Carmine, King and several other streets have been deserted to the natives of sunny Italy by the old settlers of Greenwich Village. In the same manner Italians invaded the Jewish colony on the East Side by way of Bleeker and Houston streets. East of the Bowery on those streets there are more Italians than Jews.

Along Seventh avenue and in the cross streets between Twenty-third and Thirty-seventh streets many French, Swiss and Belgian people make their homes. Seventh avenue is called the French market. The coming of the Pennsylvania station had a considerable effect on the districts. It has never been the same, and many French, Swiss and Belgian families followed those evicted for this improvement into other parts of the city. Hundreds of families remain, however. People in this settlement never lose their love for the old country, no matter how long they stay in this country may be. Just as soon as they have accumulated a pile of American dollars they pack up their luggage and go back to the places of their childhood.

West of the French settlement is the famous, or rather notorious, Hell's Kitchen. North of this in the Sixties along Tenth and Eleventh avenues is San Juan Hill. In these sections whites and blacks hold forth. The whites are mostly Germans and Irish. Every little while a row starts between a white and a negro and is made a sectional affair. Then the reserves from several police stations are required to bring peace or what is called peace in those turbulent districts.

Another negro colony is between Columbus avenue and Central Park West from Ninety-seventh to Ninety-ninth street. These blocks the negroes control entirely. As soon as they get a foothold there instead of opposing their advance the whites moved to another district. The negro colony north of 132d street to the east and west of Fifth avenue is the largest north of the Mason and Dixon line.

It has been said that there are 100,000 negroes in New York and that most of them live in the Harlem black belt. There are more blacks in New York than in many Southern cities. The South is being deserted for the North because of the stories of easy times and big wages that have found their way into Southern cabins.

The negroes come here and get positions as hallboys in apartment houses, waiters in hotels and attendants in the Pullman car service. A great number of these living in the Harlem belt are employed as Pullman car porters. Their earnings at any rate are sufficient to enable them to pay from \$15 to \$20 a month rent.

The Bohemian colony on the East Side is said to be half as large as Budapest.

HIGHEST BUILDING FOR PAN-AMERICANS

901 Feet the Height of Structure Planned, for Which No Site Has Been Found.

TO COST ABOUT \$9,000,000

May Be Built Near Grand Central—To Have Exhibition Halls and Office Space.

The Pan-American States Association scheme of establishing in New York a great permanent exhibition and office building for firms and interests associated with Pan-American trade has advanced to the point where plans have been prepared for a building which if erected will be the most conspicuous in the country. It will top the Woolworth building, the world's tallest structure, by 150 feet. Though Francis H. Kimball has completed the plans for this gigantic structure no site has yet been secured on which to put into actual form the structure the architect has designed.

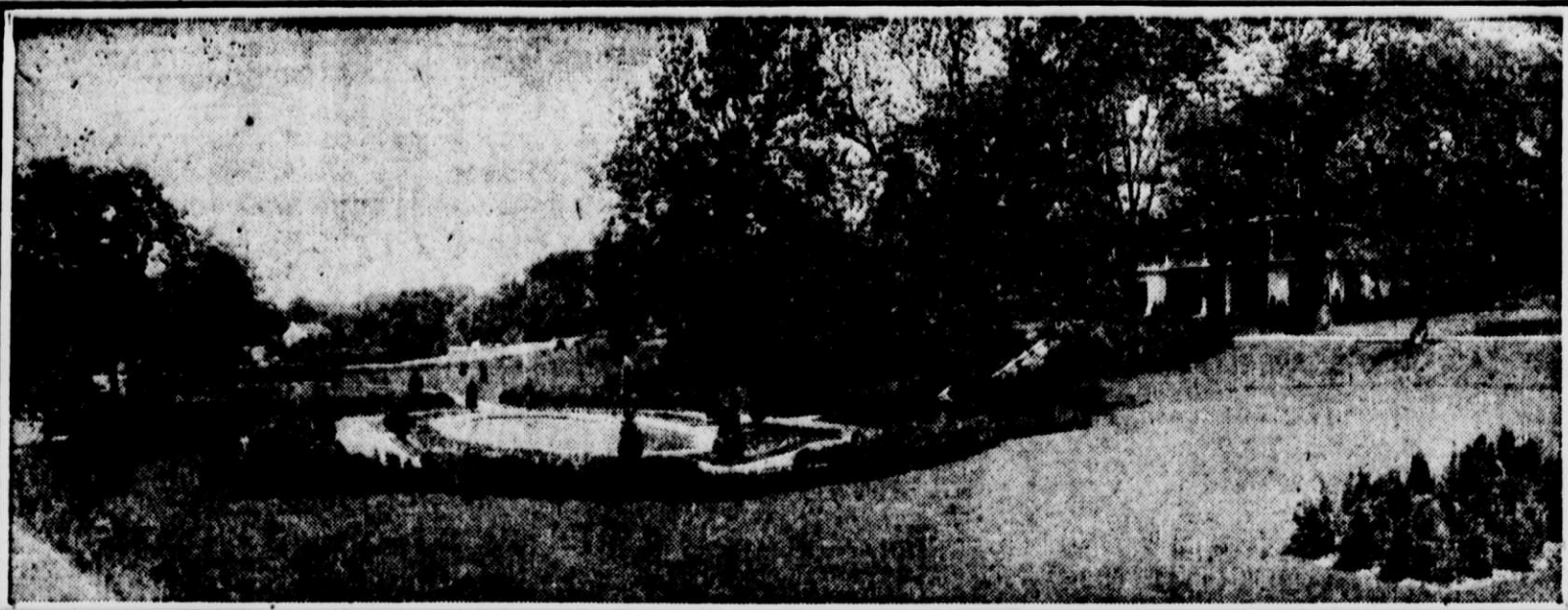
The association has been seeking a site in some of the most active sections in the center of the city. One location mentioned is in Times Square, but the most likely one is in the New York Central colony, north of the new station.

The association has been negotiating with the New York Central officials for some time, but the matter was laid aside when President Newman went to Europe some weeks ago. It is said the Pan-American interests favor this location because of the advantage it has over other sites in having the New York Central's system at its very door, which reaches into every part of the country. Not until negotiations with the railroad falls will another location be considered.

Be fitting the magnitude of the purpose of the association in centralizing in one building all southern interests in this part of the country, the building is to be made one of the greatest structures of the world. The structure will cost about \$9,000,000 and will rise to the unequalled height of 901 feet. The Woolworth building is 750 feet and the Metropolitan tower, the next tallest, is 700 feet. The main structure is to be thirty-three stories high. Then begins a series of towers, the roof of the topmost being 901 feet above the street level.

In accord with the purpose of the building, or rather to carry along the atmosphere, Mr. Kimball has planned the building along Spanish lines. In

Greenacres Tea House, an Attraction at Scarsdale Estates



chambers and rooms for the chambers of commerce of various countries and States. A good part of the space in the tower will be used for apartments for guests to the exhibition—prominent men of the business or official world of North and South America.

100 NEW HOMES FOR FLATBUSH.

To Be Built by Realty Associates on Penitentiary Site.

Work on 100 new buildings will begin the first week in September on property adjacent to the Eastern Parkway and the former site of the old Kings County Penitentiary. The site lies just south of the Eastern Parkway, beneath which a subway will be built.

The penitentiary occupied two blocks, fronting 700 feet on Crown street, 700 feet on President street and 550 feet on Rogers and Nostrand avenues. Since its removal Carroll street has been cut through, the Brooklyn College built and a fine athletic field, belonging to the college, laid out. Apartments and dwellings have been built near by.

The Realty Associates announced that during the first week of September it will begin the erection of 100 brick one-family houses on Union street between Rogers and Nostrand avenues. The company recently purchased the property from ex-Senator Charles Cooper. Twenty-five houses will be erected at a time until the hundred are up. Each dwelling will cover a lot 20x100 feet, and will be constructed of brick with brown or limestone trim.

CLUBHOUSE FOR MUNCIE ISLAND.

To Be Centre of Social Life at Great South Bay Settlement.

At a meeting of the bungalow owners and officials of Town and Country Estates

HOMES FOR WORKINGMEN.

Two Companies Plan to Build in Queens After European Models.

Two million dollars will be expended in Queens in homes for workingmen at a minimum cost and with a maximum of comforts. The projects are fashioned after those found in European cities. During the past week representatives of two concerns, each of which proposes to expend a million dollars, have been in consultation with the Building Bureau, and within a short time the definite plans will be announced.

Cooperating with the men behind the projects is the Queens Chamber of Commerce. Walter L. Willis, secretary of that organization, is now in Europe securing data to be placed at the disposal of the chamber, which has taken the initiative in establishing in Queens advantageous conditions for home owners of moderate means.

One of the projects to be started in Queens will be under the direction of the Everett Realty Company at Jamaica on property located but a short distance from the new Jamaica terminal station of the Long Island Railroad, while the other project is to be started in the upper section of Long Island City in the territory adjacent to the new transit lines. The latter proposition is under the direction of a syndicate whose agent is Joseph Caccavajo, a civil engineer of Manhattan.

The projectors do not in any way pretend that the enterprise is a charitable undertaking. The plan is to make it possible for men with but little money to invest in a home. It is proposed to buy materials by wholesale and thus reduce costs. Each house is to be complete in itself with ample dooryards, sunlight and air. Economy of space in the house but the greatest convenience for the occupants will be the salient features of the homes.

AMERICAN SUBURBS BEST.

But E. A. MacDougall Finds That We Like Attractive Landscaping.

Edward A. MacDougall, president of the Queensboro Corporation, returned last week from Europe, where he spent considerable time looking over suburban sections in the hope of finding ideas for improving the development of properties in Queens. In which his company is interested. Two matters, he said, impressed him greatly: the manner in which suburban owners have beautified their properties and the large amount of ground surrounding the average small home. In all other respects, he thought, modern American suburban sections are far ahead of the outlying sections of European cities.

English suburbs interested Mr. MacDougall especially. There he found that architecture was not up to the standard of modern American requirements, and a general view of a London suburb was most uninteresting on account of the similarity of color and the general use of slate roofs. A great advance over conditions here is shown, he thought, in the division of land into larger plots than are found as a rule in American cities.

The beautifying of the home surroundings by the residents impressed Mr. MacDougall greatly. He spent much time looking over this feature of suburban development, and found that the cost of really attractive places is but little more than the cost of unattractive ones. The care of such places as he saw amounted to almost nothing. The thought that a suburban section near New York built according to modern American ideas and beautified according to English ideas would be most attractive, led Mr. MacDougall to determine to hold a competition for fine prize applications for owners of homes at Overbridge Heights at Elmhurst, one of his company's properties. The houses at this place are of the detached type, which lend themselves to such landscaping as Mr. MacDougall saw in England, and it is hoped that through the inducements to be offered a really ideal settlement may be established.

QUEENS BUILDING SLOWING.

Speculative Builders Inactive—Long Island City Apartments.

There was considerable decline in the building operations in Queens last week as compared with other weeks but this was due in a large measure to the inactivity of speculative builders. Altogether there were sixty-four applications for new buildings of an estimated cost of \$184,210, forty-three applications for alterations of an estimated cost of \$16,780 and thirty-six applications for plumbing permits at an estimated cost of \$18,894. The total amount of the operations for the week was \$219,884.

In continuing the development of the Sage Foundation at Forest Hill a number of two and one-half story dwellings of brick and terra cotta will be built on Whitson street east of Puritan avenue, to cost \$10,000 each.

Development of a new apartment house section of Long Island City in which nearly \$100,000 will be expended will be commenced by the July Realty Company, a new corporation. Their first efforts will be in the construction of twelve three story apartments on Potter avenue east of Albert street, Theodore street north of Potter avenue and Purdy street north of Purdy avenue. On account of the territory being adjacent to trolley lines now giving direct transit to Manhattan it is expected that it will build rapidly.

EASTWARD MOVEMENT GROWING.

Suburban Sections on Long Island Building Faster Than the City.

As if a reaction from the admonition to "go west" had set in, real estate development is now headed more strongly than ever in an easterly direction. There seems to be a natural movement of population toward the east, which is particularly noticeable in Brooklyn and throughout Long Island. The Williamsburg Bridge started the movement in the Williamsburg section, and since its opening many modern tenements have supplanted the old one family residences near its Brooklyn approach. The former occupants of these small buildings took up their abodes further east, and the movement spread until property adjacent to the borough line, formerly cultivated as farm land, was built upon, and the movement crossed over into Queens in a general easterly direction.

SCHOOL BUYS AT GREAT NECK.

Boroughs Institution Takes Part of Vanderbilt's Deepdale.

Part of Deepdale, the country estate formerly occupied by William K. Vanderbilt, Jr., at Great Neck, L. I., has been purchased by the Boroughs School, the occupants for the past year. The property comprises about thirteen and one-half acres with a number of buildings of recent construction. The water supply comes from the artesian well, 500 feet deep, on the Vanderbilt estate.

The site just purchased is located two and one-half miles south of Great Neck at the intersection of the Motor Parkway and the Lakeville road. Most of the property, twelve acres, lies just over the boundary line of Nassau county while about one and one-half acres is within the city line of Greater New York in the Borough of Queens. It is a dis-

MORE MODEL HOUSES FOR THE EAST SIDE

City and Suburban Homes Company Buys Block Front Site on Avenue A.

GREEN COURT IS RESOLD

Seventh Ave. Apartment Goes to an Investor—Broadway Corner Leased.

Another block of model tenements will be erected on the East Side by the City and Suburban Homes Company. A deal has been practically arranged for the sale of the block front on the west side of Avenue A, between Sixty-fourth and Sixty-fifth streets, by the estate of William C. Schermerhorn to the company, of which E. R. L. Gould is president. The site measures 200 feet on the Avenue and 100 feet on each street, and is directly opposite the Rockefeller Institute for Medical Research. The houses to be erected will be similar to those erected by the company covering the remainder of the block to First avenue.

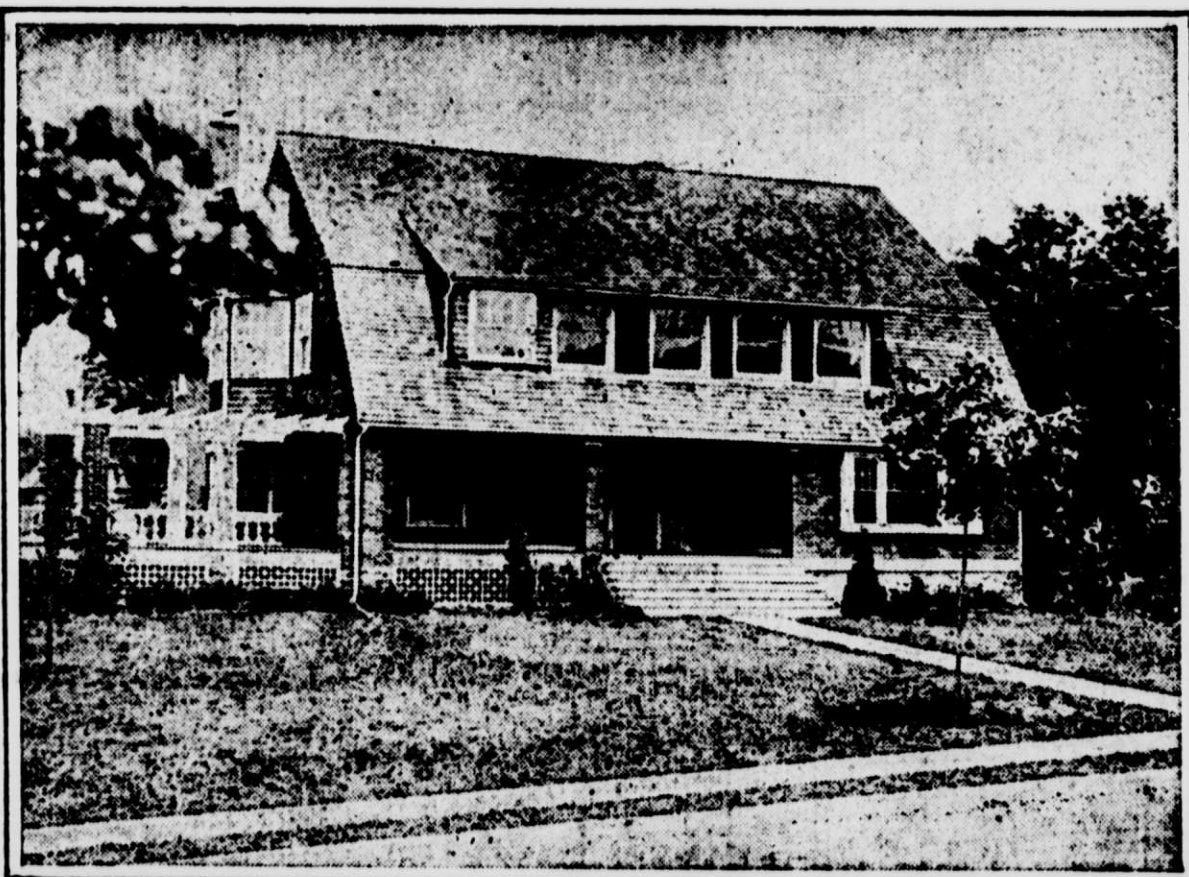
UPTOWN APARTMENT SALE.

A. M. Bendheim has resold to an investor Green Court apartment house, at 1807 to 1815 Seventh avenue, south-east corner of 111th street. The property consists of a six story elevator structure, occupying a plot fronting 100.11 feet on the avenue and 100 feet on the street. Mr. Bendheim secured the property last month from the Lawyers' Mortgage Company.

BUYS THIRD AVENUE FLAT.

O. D. & H. V. Dike have sold for the Silverman Construction Company 3754 and 3756 Third avenue, a five story

Philippe Manor Home of James Elliott of Philadelphia



LOWERING THE COST OF LIVING.

Some People Are Doing It by Taking to Little Farms.

One of the features of the realty market this fall is an increased demand for small suburban places within commuting distance. Usually this demand is more pronounced in the springtime, but this year the wave of demand seems to be growing stronger as the year advances. One reason for this increased activity is, according to Wood, Hammon & Co., that the prices of green vegetables, fresh fruits and berries are abnormally high this summer. Thinking people of moderate means, who realize what a pleasant task it is to grow their own flowers and fruits, have had the advantages of owning their own place put up to them by the increased cost of everything of this kind.

"One of our customers in particular," said the speaker, "who has a plot 60x120 at our Staten Island development, has managed to grow on it everything in the way of green vegetables that his family could eat. It has only taken him a little time each day, with a comparatively small expenditure for seeds, and the like. The little farms are all landscaped and laid out in advance.

In this respect it will attract as much attention as its height, for Spanish architecture is little seen in this city. Roman and Greek and Gothic ideas prevail in the forest of tall buildings that pierce the clouds over Manhattan. To build the structure designed by Mr. Kimball 21,000,000 cubic feet of building material would be necessary. It is planned to buy this material here and in the Latin countries to the south, so that besides being a Pan-American headquarters it will have the atmosphere of Latin America and will be built with Latin American material on an American site.

The grade floor will be devoted to exhibition purposes. This floor will be 200x208. Here will be shown machinery of all kinds, products, building materials and all other products natural or manufactured either in this country or the countries to the south of us. The second floor will also be for exhibitions, but these shows will be for short periods only. The floors above will be mostly offices. On one floor will be a great club room for the reception of State or national officers who may attend the exhibition.

There will be dining rooms for men and women, lecture rooms, conference

at the Muncie Island Hotel plans were made for building a clubhouse and boat landing. The site selected faces Great South Bay and has a wide harbor directly at the channel that will permit yachts of larger types to tie up at the clubhouse landing.

Although regattas have been held this season, the boats racing have been only those of Muncie Island. The new arrangements when completed will allow the holding of regattas with various other boat clubs. The building plans provide for bowling alleys, billiard room, ballroom, grill, a number of sleeping rooms, gymnasium, lockers and shower baths.

As the hotel has been catering to a full capacity during the past six weeks improvements will be made in the addition of a larger dining room and about twenty-five more bedrooms. All of the bungalows are now occupied and a number of new bungalows containing from five to ten rooms and bath, with all improvements, will be constructed for sale or rent and will be ready for occupancy next June.

Muncie Island is opposite Babylon, L. I.

WANAMAKER PROPERTY LEASED.

Edward J. Moran has leased for the A. T. Stewart Realty Company (John Wanamaker) 748 and 750 Broadway, at the northeast corner of Astor place, a seven story store and loft building, with a frontage of 80 feet on Broadway and 100 feet on Astor place, for a long term of years to Jones E. Goldsmith of West Thirty-fourth street. The property was held at \$40,000 per annum and will be extensively remodelled by the tenant. The sale of which by Dr. Margie A. James was reported last week.

CITY PROPERTY BUYERS.

Andrew Shiland is the buyer of the dwelling at 107 East Fifty-seventh street, the sale of which by the estate of Helena Rogers, through William J. Roome & Co., was recently reported. The buyer is the owner of the adjoining house at 109, and now controls a plot fronting 37.6 feet and having a depth of 100 feet.

The David Meyer Browning Company is the buyer of the two dwellings, 462 and 464 East 164th street, reported sold last week by Barnett & Co. for the Manning estate.

A Mrs. Koepke is the purchaser of the dwelling, 318 East Eighteenth street, the sale of which by Dr. Margie A. James was reported last week.

Little Farms Dwelling, Annadale, Staten Island



Waterside Dwellings to Go at Auction



Shore Rocks the residence shown at the right is at Sound Beach, Conn., upon a rocky shore fronting on the sound and harbor. The living room is a great apartment 45 feet long and 35

feet wide, with six large French windows opening upon the terrace veranda. The living room connects with the dining room. It is 22 feet by 40 feet in size. The central hall of the second story is over 30 feet square. The house

is arranged in such a way that part of it may be closed. The property, including about one acre, almost all shore front, will be sold at public auction on Saturday, September 6, on the premises by Joseph P. Day.